

July 30, 2009

MEMORANDUM:

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Urban Designer

SUBJECT: Detailed Site Plan, SP-01034
West Laurel Acres, Lot 8, Block B

ADDITIONAL FINDINGS

1. The subject Detailed Site Plan was originally heard by the Planning Board on October 25, 2001. The case was continued to the November 15, 2001, hearing date and subsequently continued indefinitely in order for the applicant and the Wyndham Woods Homeowners Association (WWHOA) to work together to address the issue of architectural compatibility with the neighborhood.
2. In a letter dated February 1, 2002, Garland Stillwell, Linowes and Blocher, LLP, on behalf of the applicant, requested that the case be set for hearing at the earliest possible date. A copy of the letter was sent to the WWHOA.
3. In a letter dated February 11, 2002, Judy Thatcher, President of the WWHOA, provided revised architectural elevations and floor plans of the Churchwell residence, stating in the letter:

■...It is the consensus of the WWHOA Board of Directors that this design, using our color and material theme, would be compatible with the neighborhood and we would have no objection to a permit being issued if Mr. Churchwell agreed to these changes.●
4. The staff met with the applicant on March 5, 2002, and reviewed the proposal by the WWHOA. The applicant had numerous objections about the proposed revisions, most notably the proposed reduction in the square footage of the unit and the design's required change in the foundation in one location. The staff provided some suggestions for redesign of the unit intended to meet the applicant's criteria and that of the WWHOA, but no compromise design had been agreed upon by all the parties as of the writing of this report.